

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF THE PROPOSED       }  
SALE OF SURPLUS PROPERTY               }  
LOCATED IN THE WOLD ROAD AREA       }

RESOLUTION NO. \_\_\_\_\_

**WHEREAS**, Resolution 10-068 passed March 15, 2010, instructed the Public Works Department to examine the County properties located off Wold Road near Ashford, to determine the minimum bid amount by appraisal, and report the findings, together with all pertinent data on the following described properties:

Tract "A" (Parcels 011216 110 000, 011216 115 000, 011216 116 000, 011216 117 000, 011216 118 000)

Lots 7, 12, 13, 14 and 15, Block 2, Hidden Valley Addition, as recorded in volume 5 of Plats, page 59, records of Lewis County, Washington.

Subject to:

1. Terms and provisions of instrument entitled DECLARING A BUILDING PERMIT AND DEVELOPMENT MORATORIUM recorded November 22, 1994 under Auditor's File No. 9418470.
2. An easement and the terms and provisions thereof affecting the portion of said premises and for the purposes stated herein and incidental purposes recorded September 3, 2009 under Auditor's File No. 3333130.

Tract "B" (Parcels 011216 120 000, 011216 121 000, 011216 122 000, 039032 000 000, 039032 001 000, 039032 002 000, 039032 003 000)

Lot 17, Block 2, Hidden Valley Addition, as recorded in volume 5 Plats, page 59, records of Lewis County, Washington.

Lots 1 and 2, Block 3, Hidden Valley Addition, as recorded in volume 5 of Plats, page 59, records of Lewis County, Washington.

Part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 32, Township 15 North, Range 7 East, W.M.

Subject to:

1. Terms and provisions of instrument entitled DECLARING A BUILDING PERMIT AND DEVELOPMENT MORATORIUM recorded November 22, 1994 under Auditor's File No. 9418470.
2. An easement and the terms and provisions thereof affecting the portion of said premises and for the purposes stated herein and incidental purposes recorded July 31, 1978 under auditor's file No. 849821.

**WHEREAS**, the Public Works Department has examined and appraised the properties, and submitted a Surplus Property Report which recommends sale with a minimum bid amount of \$69,800 for Tract "A" and \$27,200 for Tract "B".

**NOW, THEREFORE, BE IT RESOLVED** notice is hereby given that the afore described properties are declared surplus and bids will be opened on May 24, 2010, in the Commissioners Hearing Room on the 2nd floor of the Historical Courthouse in Chehalis, Washington; and

**BE IT FURTHER RESOLVED**, that sealed bids must be delivered to the Lewis County Commissioners Office before 9:30 A.M., May 24, 2010, in an envelope clearly marked "SEALED BID FOR TRACT "A" WOLD ROAD AREA SURPLUS PROPERTY" or "SEALED BID FOR TRACT "B" WOLD ROAD AREA SURPLUS PROPERTY". A Cashier's Check in the amount of \$500.00 shall accompany each bid, which will be returned if bid is not the successful bid for the property, and credited toward the purchase price if the bid is successful.

Selection of the successful bidder will be awarded by resolution at the second Commissioner's meeting after bid acceptance, on recommendation of the Property Management Office. County shall provide title insurance to the successful bidder. A preliminary certificate of title insurance shall be delivered to the successful bidder, whereupon bidder shall have one week to review. Title is to be free of all encumbrances of record, except those disclosed in the above property description prior to issuance of title report, or previously undisclosed encumbrances which are never the less acceptable to purchaser. If any previously undisclosed encumbrances are not satisfactory, bidder shall so advise the County, whereupon County shall have 30 days to cure title of same; without which and thereafter, bidder may withdraw from this offer to purchase with no penalty. Deeds for conveyance will clearly state that properties are being sold with no vehicular access and no guarantee of any access. Any failure of bidder to make payment pursuant to the conditions of this resolution shall void the bid, and bidder's cashier's check shall be forfeited to County. Payment for the property shall be in the form of cash or cashier's check less the \$500.00 submitted with the bid. Said payment, and a separate check in the amount of \$62.00 for the 1<sup>st</sup> page and \$1.00 for every page thereafter made payable to the Lewis County Auditor for deed recording, shall be delivered to the Property Management Office in the Public Services Building at 2025 NE Kresky Ave., Chehalis, Washington. Upon receipt of said payment and check for recording, a quit claim deed will be presented to the Board of County Commissioners for review and signature. After fully executed, said original deed will be recorded in the Official Volumes of the County Auditor and thereafter sent to the purchaser.

The County reserves the right to reject any and all bids.

DONE IN OPEN SESSION 26th day of April, 2010.

BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON

ATTEST:

\_\_\_\_\_  
P.W. Schulte, Chairman

\_\_\_\_\_  
Karri Muir, Clerk of the  
Board of County Commissioners

\_\_\_\_\_  
Ron Averill, Vice Chairman

APPROVED AS TO FORM:  
L MICHAEL GOLDEN, Prosecuting Attorney  
Prosecuting Attorney

\_\_\_\_\_  
F. Lee Grose, Member

By: \_\_\_\_\_  
Civil Deputy